

SALE

Princess Anne Auto

11466 SOMERSET AVE

Princess Anne, MD 21853

PRESENTED BY:

FLO BROTZMAN

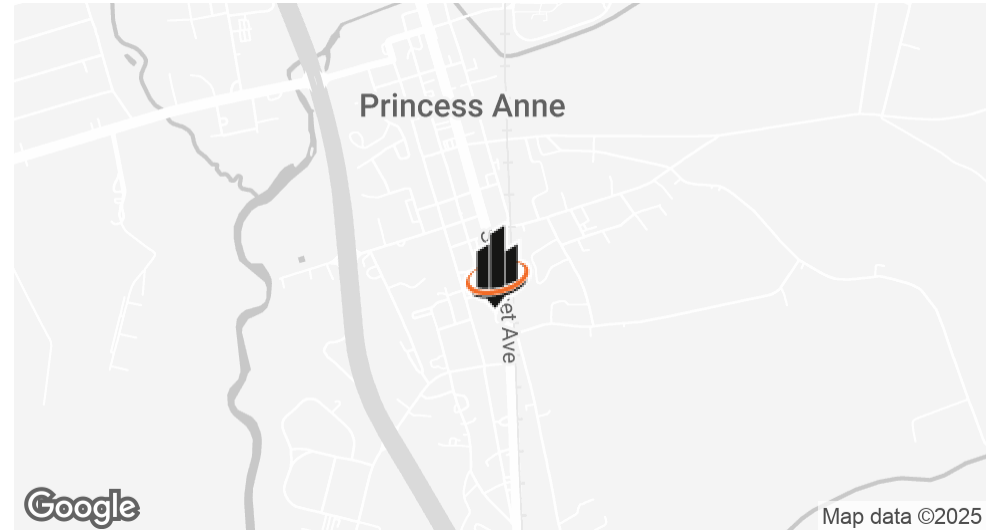
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MD #597618



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$425,000
LOT SIZE:	37,836 SF
BUILDING SIZE:	5,360 SF

PROPERTY DESCRIPTION

3 bay auto garage on .87 acre lot in Princess Anne, MD. Large office /showroom area (was formerly used for auto parts sales). Zoned community business which allows for a wide variety of uses. Building size is 5,360 sq.ft. High visibility and traffic location on Somerset Avenue, which is the main thoroughfare through the town of Princess Anne. Located almost adjacent to the Princess Anne Industrial Park.

PROPERTY HIGHLIGHTS

- Includes Real Estate, business, furniture, fixtures, equipment and inventory
- 5,360 sq.ft. on .87 acre lot
- Full City Services
- 3 Garage Bays

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ADDITIONAL PHOTOS



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Equipment List

Tire Mount Machine

Tire Balancer

Coolant Exchanger

Brake Lathe Machine

(3) Vehicle Lifters

Engine Hoist (Hydraulic Engine Jack)

Hydraulic Bearing Compressor

(2) Under-Hoist Stands

(4) Small Jack Stands

Alternator Tester

(2) Oil Collectors

Spring Compressor

Air Compressor

Floor Jack

Part Washer

Battery Charger

Bench Grinder

Freon Recovery

(2) Transmission Jacks

Bead Seater

Bench Vise

Wheel Alignment Machine

*Town of Princess Anne, MD
Monday, March 3, 2025*

Chapter 163. Zoning

Article VIII. Zoning Districts

§ 163-36. Districts designated.

For the purpose of this chapter, the incorporated territory of the Town of Princess Anne is hereby divided into the following districts:

R-1	Residential District
R-2	Residential District
C-1	Community Commercial District
C-2	General Commercial District
I-1	Industrial District
I-P	Industrial Park District

§ 163-37. Purpose of districts.

A. Residential Districts.

- (1) R-1 Residential District. The purpose of the R-1 District is to provide spacious, attractive living environments. Single-family and two-family dwellings are permitted so as to provide and protect a quiet, hazard-free, uncongested residential environment.
- (2) R-2 Residential District. The R-2 Residential District is designed to provide attractive semi-urban living environments. Pleasant, hazard-free, uncongested residential neighborhoods are encouraged. A wide variety of dwelling unit types are permitted with higher density levels so as to provide more compact and efficient neighborhood arrangements.

B. Commercial Districts.

- (1) C-1 Community Commercial District. The intent of the C-1 Community Commercial District is to provide for a mix of uses in and around the Central Business District, including retail stores, restaurants, offices, and institutional, cultural and service establishments as well as residential and lodging uses within a compact area that lends itself to easy access for autos, bicycles and pedestrians alike.
- (2) C-2 General Commercial District. The C-2 General Commission District is designed to provide for establishments offering accommodations or services to motorists and retail, wholesale, service and repair activities which do not contribute to the creation of unattractive, congested and unsafe highway conditions.

C. Industrial Districts.

- (1) I-1 Industrial District. The I-1 Industrial District is established to provide for industrial, manufacturing and commercial uses and to protect such uses from encroachment of uses

ZONING

163 Attachment 1

Town of Princess Anne

Table of Permissible Uses
Zoning District
[Amended]

Use Description	R-1	R-2	C-1	C-2	I-1	I-P*
ARICULTURE						
Agriculture, crop production (See § 163-46)	PC	PC				PC
Noncommercial greenhouses and nurseries	P	P	P	P		
Commercial nurseries and greenhouses			P	P	P	P
RESIDENTIAL						
Single-family dwellings	P	P	P	P		
Two-family dwellings	P	P	P	P		
Multifamily dwellings (See § 163-78)	SC	PC	SC			
Group domiciliary care facility (See § 163-63)	PC	PC				
Student housing (See § 163-66)		SC				
INSTITUTIONAL						
Colleges and schools, public or private, and institutions of higher learning (See § 163-56)	PC	PC	PC	PC		
Assisted living facilities (See § 163-48)	SC	SC	SC			
Religious assembly facilities	P	P	P	P		
Cultural- and administrative-type public buildings and structures	P	P	P	P		
Social, fraternal clubs and lodges, philanthropic institutions	P	P	P	P		
Public offices and buildings, including, but not limited to, fire halls and police stations	P	P	P	P		P
Public buildings and structures of the cultural and/or administrative type		P	P	P		
Hospitals (See § 163-62)		SC	SC	SC	PC	
Child-care centers (See § 163-54)	SC	SC	SC	PC		
RECREATION						
Public and private noncommercial parks and recreation areas, including clubs, parks, swimming pools and summer camps	P	P	P	P		
Municipal dog park						P
ACCOMODATIONS						
Lodging, boarding or rooming houses (See § 163-51)	SC	SC	SC			

PRINCESS ANNE CODE

Use Description	R-1	R-2	C-1	C-2	I-1	I-P*
Bed-and-breakfast inns (See § 163-50)	SC	SC	SC	PC		
Tourist home	P					
Hotels, motels or motor hotels			P	P		
MARINE						
Marinas, wharves, piers and docks	SE			P		
MISC						
Home occupations (See § 163-61)	PC	PC	PC	PC		
Circus, carnival or similar transient enterprises (See § 163-55)	PC	PC	PC			
Cemeteries (See § 163-53)	SC	SC				
Open air market site (See § 163-65)			PC	PC		
Special uses (See § 163-55)	SC	SC	SC	SC	SC	SC
UTILITIES						
Essential services and public utilities (See § 163-60)	PC	PC	PC	PC	PC	PC
Solar farm						P
Solar panels	P	P	P	P	P	P
COMMERCIAL						
Antique shops (See § 163-47)	SC					
Funeral homes	SE		P	P		
Grocery and drug stores			P	P		
Restaurants, cafes, soda fountains or similar uses			P	P		
Retail stores, including, but not limited to, clothing stores, book or stationery stores, shoe stores, jewelry stores, appliance stores, bakery or candy stores, antique and gift shops and auto accessory stores			P	P		
General service establishments, including, but not limited to, barbershops, beauty salons, clothes-cleaning shops, electricians and television or radio services			P	P		
Offices, banks and public buildings			P	P		
Bus depots or other mass transit passenger depots			P	P		
Tattoo establishments (See § 163-67)				SC		
Sales of new automobiles and farm machinery			P	P		
Theaters or similar recreational or cultural establishments			P	P		
Newspaper offices and printing shops			P	P		
Automobile filling and service stations and automobile repair and service shops (See § 163-49)			SC	PC		
Drive-in eating or refreshment establishments (See § 163-59)			SC	PC		

ZONING

Use Description	R-1	R-2	C-1	C-2	I-1	I-P*
Bowling alleys, skating rinks, dance halls and other similar recreational establishments (See § 163-52)			SC	PC		
Bottling or distribution stations for beverages, wholesale and warehousing establishments and bakery, clothes-cleaning and rug-cleaning plants			SE			
Bottling or distribution stations for beverages				P	P	P
Wholesale and warehousing establishments				P	P	P
Bakery, clothes-cleaning and rug-cleaning plants				P		
Plumbing, heating or air-conditioning services or contractors				P		
Lumberyards				P		
Sales and storage of paints, hardware and agricultural products				P	P	
Veterinary clinic, animal boarding establishments	PC					
INDUSTRIAL						
Manufacturing, compounding, processing, packaging or treatment of foods and food products					P	P
Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials, including bone, cloth, cork, fiber, leather, paper, plastics, tobacco, wax, yarns or woods, except where sawmills or planing mills are employed					P	P
Laboratories, including chemical, physical and biological					P	P
Printing and publishing plants					P	P
Bottling plants					P	P
Automobile filling stations and automobile repair shops					P	P
Processing, packaging and sale of poultry, fish and farm products					P	P
Chicken hatcheries					P	
Light assembly of products, including dress sewing plants, electronic parts, assembly plants and similar uses					P	P
Radio or television stations					P	P
Bus depots or other passenger terminals					P	
Bakery, clothes-cleaning and rug-cleaning plants					P	P
Ice manufacturing or cold storage plants					P	P
Foundries casting lightweight nonferrous metals or electric foundries					P	P
Wholesaling and warehousing establishments					P	P
Automobile assembly plants					P	P
Biomedical laboratories						P
Blueprinting, printing, duplicating or engraving services						P
Carpet and rug cleaning in an enclosed structure						P

PRINCESS ANNE CODE

Use Description	R-1	R-2	C-1	C-2	I-1	I-P*
Contractor's office and outdoor or indoor storage facility, including carpentry, cleaning, construction, electrical, excavation, exterminating, heating/air-conditioning, home improvement, landscaping, masonry, painting, paving or plumbing, roofing, snow removal, well drilling and other contractors						P
Laundry or dry-cleaning establishments or plants						P
Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials						P
Manufacturing, compounding, processing or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries and biotechnical products						P
Manufacture and assembly of the following: apparel, brooms, brushes, ceramic products, decorations, firearms, furniture, household appliances, jewelry, leather goods (excluding tanning), musical instruments, optical equipment, paper products, photographic equipment and supplies, rubber and metal stamps, sporting goods, toys and wrought iron products and similar light manufacturing use						P
Manufacture and assembly of electronic, communications, computer, medical, scientific or technical instruments, equipment and components						P
Manufacture and assembly of machine components						P
Manufacture of paint, not employing a boiling or rendering process						P
Manufacture of pottery products using previously prepared clay						P
Motor vehicle, construction equipment and farm equipment assembly, fabrication and repairs						P
Motor vehicle inspections station						P
Offices, professional and business						P
Photographic processing plants						P
Printing, lithography, bookbinding or publishing plants						P
Processing and storage of agricultural products, including grain, fruit, vegetables, meat or animal products						P
Commercial communications stations or towers						P
Recycling collection facilities and material recovery facilities (completely enclosed)						P
Research and development laboratories						P
Retail, limited						P
Schools, privately operated, including schools for business, trade, art and other commercially oriented activities						P
Sign-making shops						P
Welding shops					P	P

ZONING

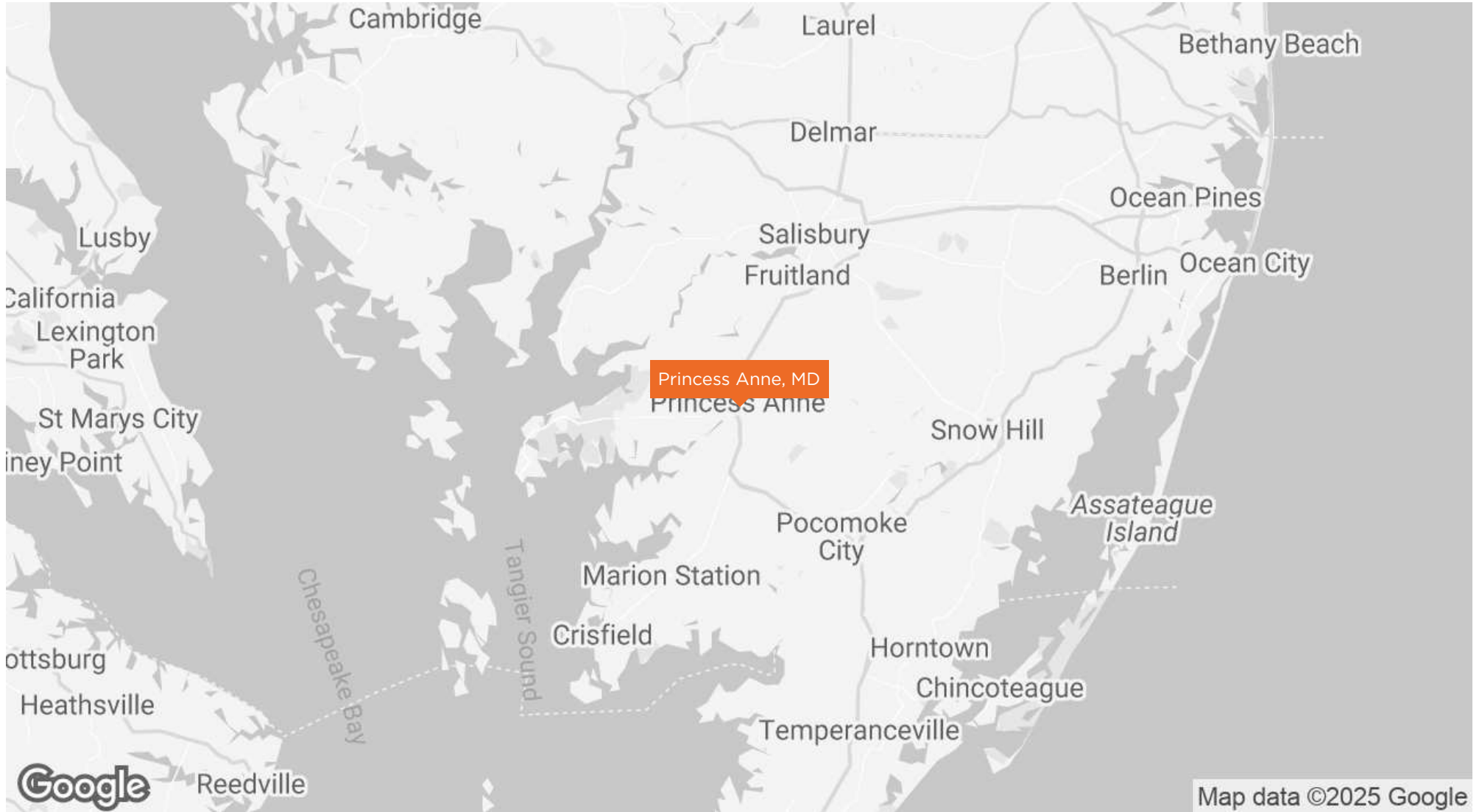
Use Description	R-1	R-2	C-1	C-2	I-1	I-P*
ACCESSORY USES (See § 163-45)						
Private garages and off-street parking lots	P	P				
Wayside stands**	P					
Temporary buildings and structures incidental to construction work (See § 163-68)	PC	PC	PC	PC	P	PC
Off-street parking lots or parking structures			P	P		
Municipal off-street parking lots or parking structures						P
Keeping of animals (See § 163-64)	PC	PC	PC	PC	PC	PC

Notes:

* In addition to any other applicable provisions in this chapter, permitting of all uses and structures in the I-P Industrial District is subject to the conditions established in § 163-57, I-P Industrial Park District development standards.

** This use is covered in § 163-65, Open air markets, with reference to Chapter 111, Peddling and Soliciting, Article I, Open Air Markets.

REGIONAL MAP



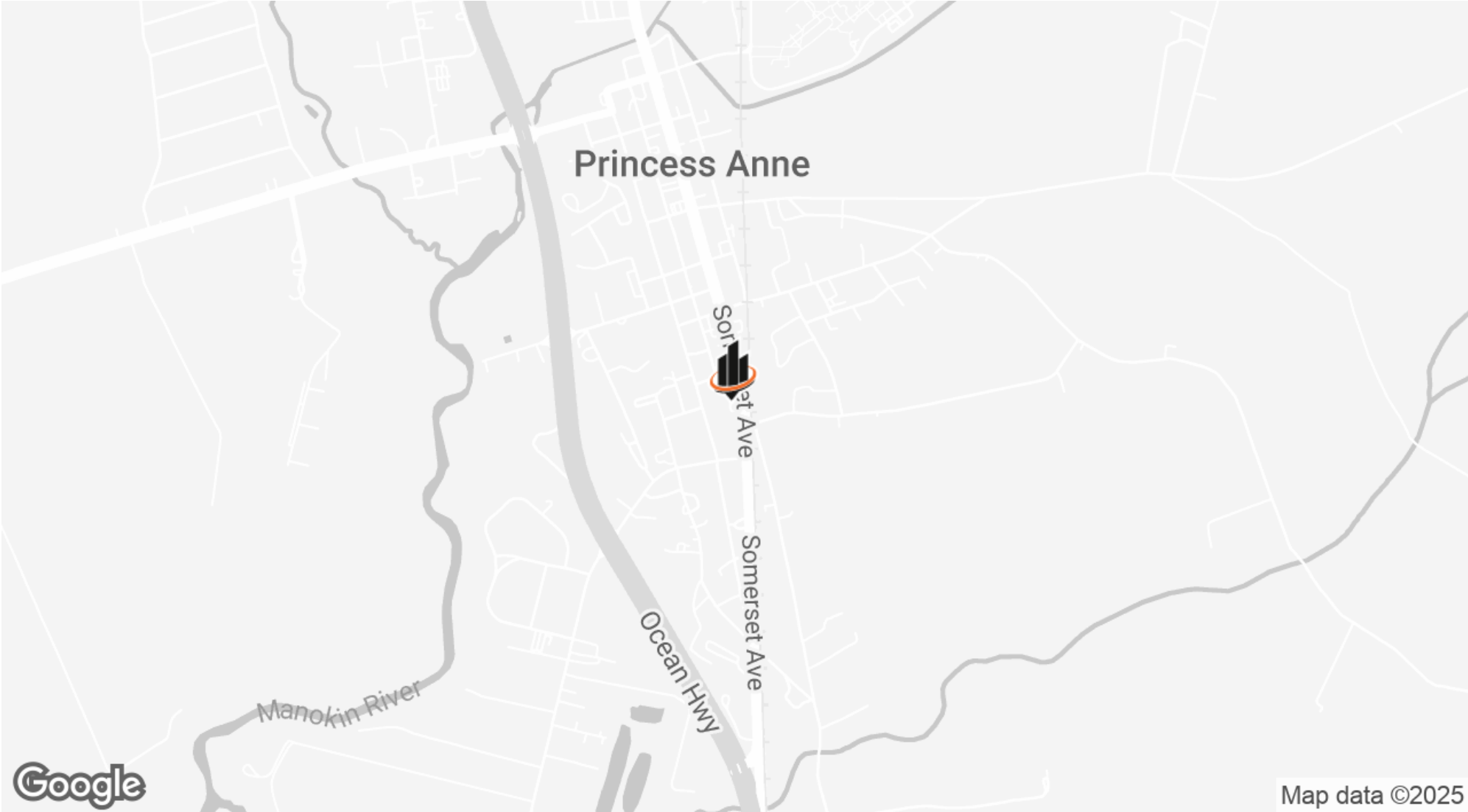
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LOCATION MAP



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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

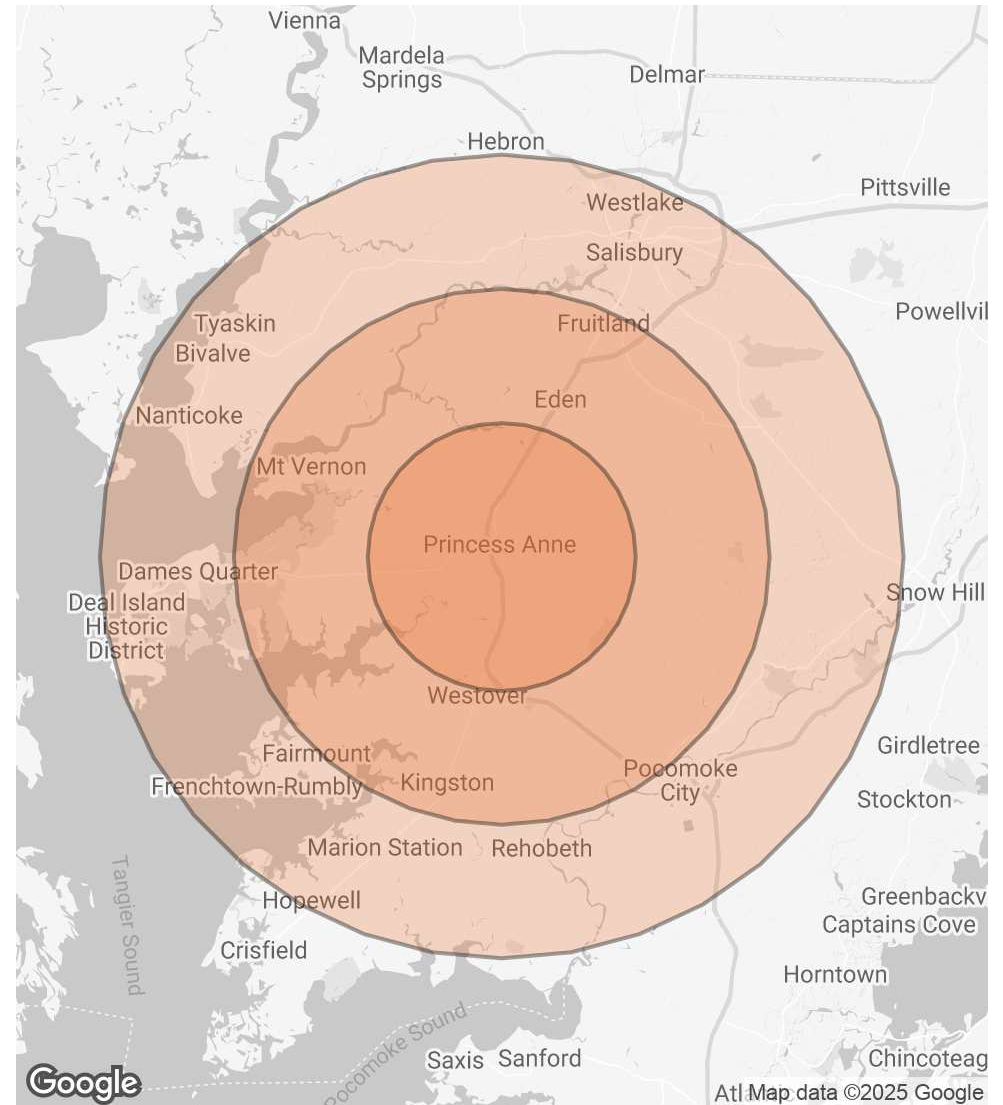
5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	12,221	27,869	103,048
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	37	40	39
AVERAGE AGE (FEMALE)	43	43	42

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	3,083	9,123	38,360
# OF PERSONS PER HH	4	3.1	2.7
AVERAGE HH INCOME	\$84,366	\$93,949	\$87,229
AVERAGE HOUSE VALUE	\$309,664	\$322,064	\$308,463

Demographics data derived from AlphaMap



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MEET THE TEAM



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